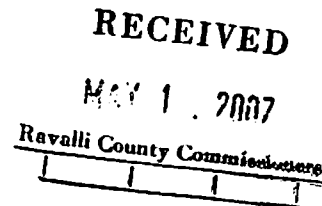




## RAVALLI COUNTY ATTORNEY

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**TO:** The Commissioners  
**FROM:** George Corn  
**DATE:** April 27, 2007



**RE:** Impact Fees

I strongly encourage you to start the impact fee process again so that you can adopt such fees to pay for capital improvements. As you know, that process was delayed last year in hopes that the current law could be revised. Those efforts failed; consequently we must work with the tool at hand.

The need for impact fees is self evident. Growth in Ravalli County has outstripped county government's ability to pay for it. This has resulted in a decrease in basic services. Impact fees to fund capital improvements would help address this problem.

Likely, you will need to hire a consulting firm to guide the county through this process given the laws complexity. On this point, I understand that MACO hired a consultant to explain the current law to its members. At the conclusion of his talk the consultant joked that the law was so complicated that a county would have to hire a consultant in order to satisfy all its legal requirements. If they didn't, he continued, consultants would simply hire themselves out to opponents of impact fee plans as expert witnesses on why the plan didn't pass legal muster. The real joke was that after reviewing the bill and listening to his presentation, no one thought it was a joke.

At any rate, Tischler-Bise is one such company. I believe they did the initial study and if so, it's familiarity with the county might make it more cost effective to use that company. Again I urge you to start this right away since the process necessary to adopt the fees will take several months.

GHC/jc  
cc: Department Heads